



## P.21-16 Multi-User Community Hub (MUCH) Project Highlight Report

<b>Project Name:</b>	Multi-User Community Hub (MUCH)	<b>Project Manager:</b>	Verity Bennett	<b>Project Sponsor:</b>	Sarah Rhoden	<b>Report covers period of:</b>	March 2025
<b>Capital Code:</b>	C8435	<b>Client Dept:</b>	NCC Community Services	<b>Lead Designer:</b>	Hudson Architects		
<b>Project Code:</b>	P.21-16	<b>End User (if applicable):</b>	King's Lynn residents and visitors to the town	<b>Cost Consultant:</b>	Turner and Townsend		
				<b>Contractor on Site:</b>	Mace		

### Management Summary

	1. Overall Status	2.1 Risks	2.2. Issues	3. Financials	4. Timelines	5. Resources
This Report	G	A	G	G	G	G
Last Report	G	A	G	G	G	G

### Project Definition

**Project Stage:** RIBA Stage 5

#### Objectives:

- Develop a co-located 'community multi-use hub' facility in the town centre of King's Lynn
- Provide skills and educational opportunities for residents starting at entry level. Develop new community adult learning education and higher education courses that meet skills needs in the Town.
- Develop new community partnerships to provide a variety of programming and community support offers from the hub
- Provide services and facilities for start-ups and local businesses

**Scope:** To create a modern, accessible library, learning, and community hub in the heart of King's Lynn town centre.

### 1. Overall Status (high-level summary)

Overall status is GREEN.

- Design: Stage 5 design packages in progress.
- Contract: Contact has now been signed by all parties.
- Schedule: Practical completion is still on target for Autumn 2025. On site discoveries have been uncovered, MACE have flagged this may have a potential 4 week impact to programme.
- Site Progress: Steel work and below ground drainage works are in progress.

#### Next Steps:

- Coordinating stakeholder visits to view onsite progress
- BREEAM inspector visits and monitoring

The proposed public realm improvements near the site are still under review. Mace has developed a minimal viable solution, currently being costed, to enable the building's completion and interim public opening. This allows King's Lynn Borough Council time to finalise the wider public realm works

#### 1.1 Decisions required by the Town Deal Board

- No decisions required this month.

#### 1.2 Achievements during this period

- Demolition works complete.

## 2. Risks and Issues

### 2.1 Key Risks [all red and increasing amber]

***A risk is something that may happen***

Risk ID (2/25)	Risk Title	Description	RAG Status	Risk Category	Mitigation	Dated Comments
	Public Realm	There is a risk that the exterior to the building is not in scope for development and not in keeping with design and detracts from the building upon opening.	A		Original ambition to align to the wider Public Realm scheme (Baxters plain). This scheme is not progressing along the same timeline. We are designing a small improvement scheme for the immediate exterior and will seek funding to deliver this within the timeframe of the MUCH opening.  We are working with BCKLWN to ensure this design enables the future Baxters plain scheme (materials and drainage considerations)	04.04.25
	Planning	Delays to the planning determination will have a knock on effect on comms and promotional activity. For more details on the delay please see Appendix A.	A		The team are lining up comms and promotional work to roll out as soon as planning is determined. There are no current implications on programme	04.04.25

### 2.2 Key Issues [all red and increasing amber]

***An issue is something that has happened***

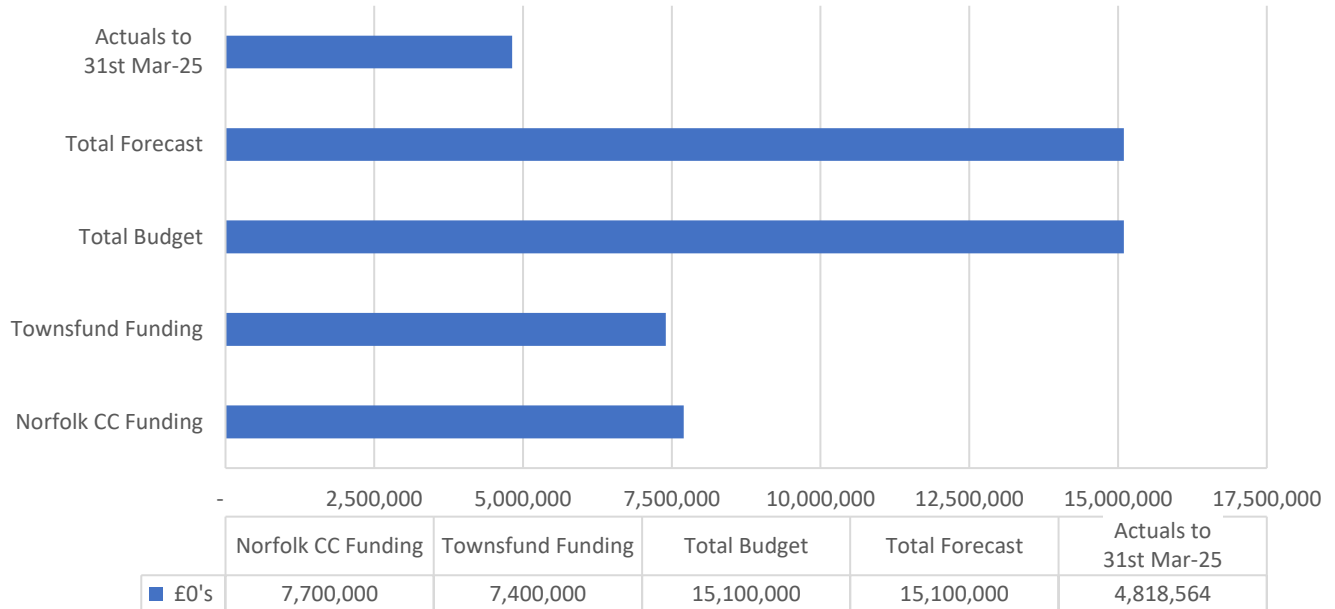
Issue ID (0/2)	Issue Title	Description	RAG Status	Issue Type	Resolution Plan	Dated Comments
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*Note: further detail on Project Risks and Issues can be found in the Risks and Issues Log.*

*\*Note: will vary for each project*

### 3.1 Financial Summary

#### Multi-User Community Hub Actuals, Budget and Forecasted spend as at 31st March 2025



### 3.2 Financial Commentary

The Financial RAG rating is GREEN.

Total project actuals to date are £4.m against the project forecast of £15.1m. 2024-25 actuals are £3.6m against a current year budget of £5.67m, with a £2.6m underspend. Actuals primarily relate to Norfolk County Council costs with the primary supplier invoicing Norfolk CC directly.

#### Deep Dive Information

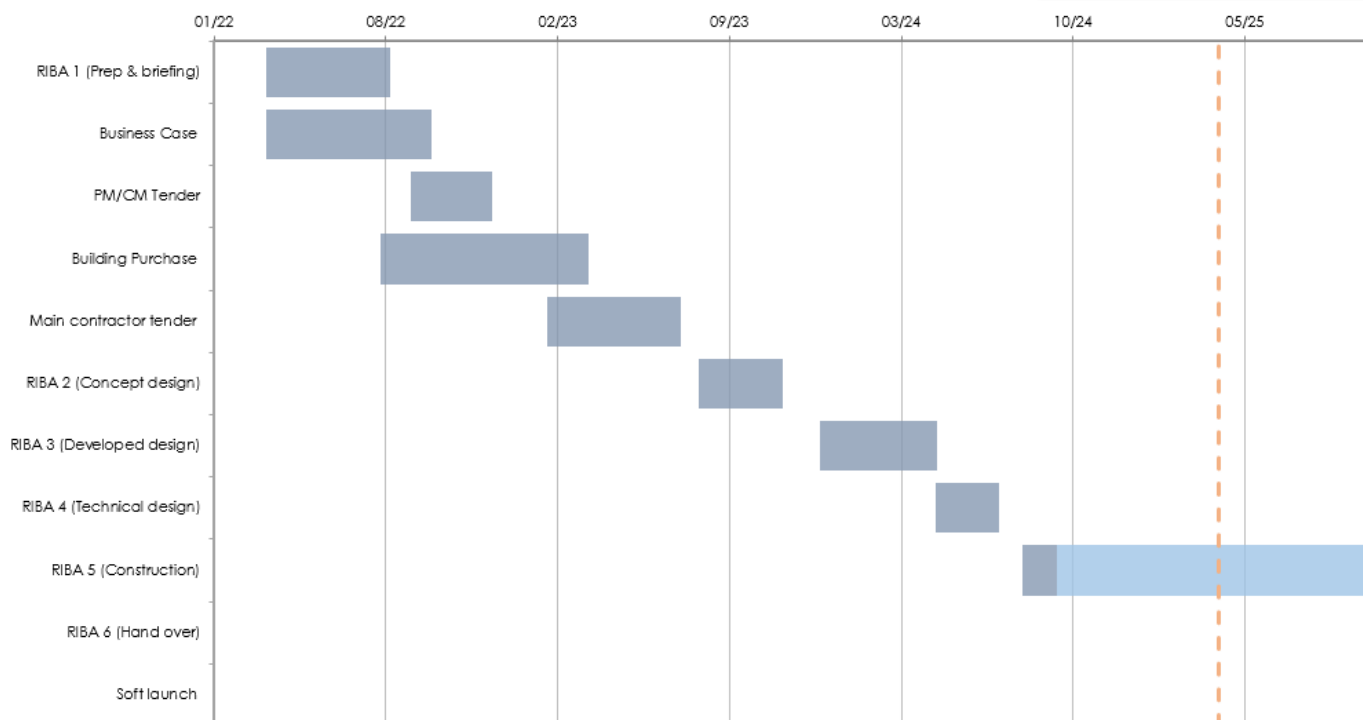
The deep dive 2024-25 minimum spend requirements (75% of the full year budget) is £4.6m with actuals of £3.6m, giving a c£1m deficit.

The underspend in 2024-25 is due to timing, sufficient costs are expected in Qtr. 1 2025-26 to bring costs back in line with the overall forecast, therefore it is unlikely that a deep dive would be triggered with the short delay of costs coming through for the MUCH the project in the new 2025-26 financial year.

### 3.3 Project Contingency and Change Control

Change Ref	Description	Cost Impact	Programme Impact	Other Impact	RAG Status	Approval given by	Date of change
N/A							

## 4. Timelines – High Level Milestones



### 4.1 Timelines Commentary

The programme remains on time to complete for the proposed Autumn 2025 launch date.

## 5. Resources Commentary

Resources remain GREEN

## 6. Communications and Engagement

Summary of Mace Social Value Activities:

- The Assistant Commercial Manager gave a talk at Neale-Wade Academy on 7 March 2025 for International Women's Day. This was part of a successful event organised in partnership with Anglia Ruskin University.
- In discussions with Boost about running a Work Experience programme in June 2025.

## 7. Outputs and Outcomes

### Outcomes

Description	Target	Notes
Amount of capacity of new or improved training or education facilities	5,200	
Number of learners enrolled in new education and training courses	100pa	
Number of learners / trainees / students enrolled at improved education and training facilities	350pa	
Number of learners/students/trainees gaining certificates, graduating or completing courses at new or improved training or education facilities, or attending new courses	100pa	
# of potential entrepreneurs assisted to be enterprise ready	32pa	
Improved perceptions of place by residents, visitors, and businesses	70%	
Increased footfall to the town centre	200,000 pa <sup>25</sup>	

### Outputs

Description	Target	Notes
Number of new cultural facilities	1	
Number of derelict buildings refurbished	1	
Number of public amenities / facilities created	1	
Amount of new office space – meeting rooms and hot desking	400sqm	
Amount of floor space repurposed (commercial) – spaces available for commercial hire	425sqm	
# of transport nodes with new multimodal connection points	1	

## 8. Other Matters

Item	Comment
General stage progress	RIBA Stage 5, Construction
Procurement progress	As above
Proposed form of contract (e.g. JCT, NEC, Traditional, D&B)	JCT Design and Build (D&B)
Proposed route to market (e.g. IOTT, Framework ie DPS, HPCS, LCP)	Framework
Legal progress	Exchange and Completion on building complete.
ICT, FF&E update	FF&E development in progress
Stakeholder engagement (comms)	
Local schemes / dependencies	Concept study of Baxters Plain public realm (outside scope of MUCH)

## 9. Approved Documents

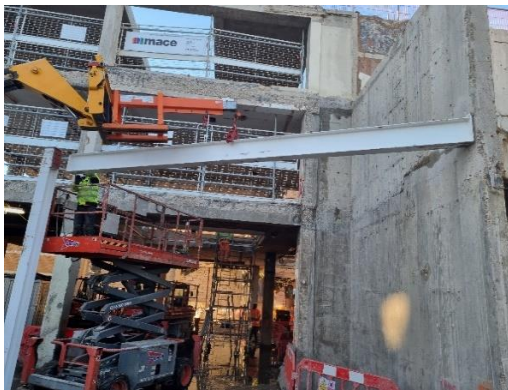
	OBC [RIBA 0 Approval]	Client Brief [RIBA 1 Initiation]	Resource Brief	PID [RIBA 1 Gateway]	PID Update [RIBA 2 Gateway]	PID Update [RIBA 3 Gateway]	PID Update [pre tender]	Final PID [post tender]
<b>Status:</b>	✓	✓	✓	✓	✓	✓		
<b>Date Approved:</b>		Sept 22	Nov 22	May 23	July 23	Jun 24		
<b>Approved by:</b>		TDB	TDB	PB	PB	PB		

Last approved document: PID May 2023

Spend - Budget Variance (inc. contingency)
<b>R</b> More than 10% over or under budget
<b>A</b> Between 5% & 10% over or under budget
<b>G</b> Within 5% of budget or less than £10k

Milestone Delivery RAG Status
<b>R</b> 13 weeks or more behind the critical path
<b>A</b> 4 to 12 weeks behind the critical path
<b>G</b> 4 weeks or less behind the critical path

Risks & Issues RAG Status
<b>R</b> Needs immediate attention
<b>A</b> Needs attention before next project review
<b>G</b> Can be merged



## Appendix A

### PLANNING UPDATE ON MUCH SITE PLANNING DELAY.

"Thank you for your continued patience and engagement throughout the review process of the planning application submitted in October 2024. We would like to provide an update on why the determination has taken longer than expected.

The delay stems from several interconnected factors:

1. **Consultations and Delayed Responses:** Input from various stakeholders—including heritage consultants, environmental agencies, and infrastructure providers—has been vital to assessing the building's potential impact comprehensively. However, each query raised has required additional rounds of consultation, and feedback from statutory consultees in the last round of consultation was delayed, with all consultees using up to or exceeding the required response window of 14 days.
2. **Concerns Raised:** Several issues that have been raised throughout the process have been resolved—including discussions regarding noise management and bin storage. There has been ongoing collaboration and efforts from all parties to provide the necessary information at each stage but this does take time. The outstanding issue is in relation to the proposed drainage strategy to safely manage the risk of flooding and pollution.

We are actively working with the relevant consultees to determine the scope of the drainage issue and the measures required to overcome the concerns. While it is difficult to provide a precise timeline for resolution, we are confident that this is the final issue to address before a decision can be made. The key parties are meeting on Thursday 10<sup>th</sup> April to identify a solution.

Thank you again for your understanding and support as we work towards a thorough and balanced conclusion"